

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
P.O. Box 358
Manistee, Michigan 49660

MEETING OF FEBRUARY 19, 1998

There will be a special meeting of the Manistee City Planning Commission to be held on Thursday, February 19, 1998 at 7:00 P.M. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

AGENDA

- I. Roll Call
- II. Matters Pertaining to the General Citizenry:
 - Public Hearing:
 - 1. Northwestern Savings Bank & Trust - Special Use Permit
 - 2.
 - C. Questions, Concerns and Consideration of Matters Pertaining to Citizens in Attendance:
 - 1.
 - 2.
- III. Business Session:
 - A. Approval of Minutes from Last Meeting (2/5/98)
- IV. Adjournment

cc: Planning Commission Members
City Council
R. Ben Bifoss, City Manager
Jon Rose, Community Development Officer
Lori Doonan, Administrative Assistant
Kurt Schindler, County Planner
Manistee News Advocate
Manistee Observer
WMTE Radio
WXYQ Radio
Jeff Mikula, Abonmarche
Julie Beardslee, Assessor

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
P.O. Box 358
Manistee, MI 49660

WORKSESSION OF FEBRUARY 19, 1998

There will be a worksession of the Manistee City Planning Commission to be held on Thursday, February 19, 1998 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

AGENDA


- I. Roll Call
- II. Matters Pertaining to the General Citizenry
 - A.
- III. Worksession
 - A. Kurt Schindler
 - B. Master Plan
 - C. Budget
 - D. Other

cc: Planning Commission Members
City Council
R. Ben Bifoss, City Manager
Jon Rose, Community Development Officer
Jeff Mikula, Abonmarche
Kurt Schindler, County Planner
Manistee News Advocate
Manistee Observer
WMTE Radio
WXYQ Radio
Julie A. Beardslee, City Assessor
Lori L. Donnan, Administrative Assistant

CITY OF MANISTEE

MEMORANDUM

TO: Planning Commission Members

FROM: Denise Mikula 

DATE: February 13, 1998

RE: February 19, 1998 Special Meeting & Worksession

The Planning Commission will hold a special meeting followed by a worksession on Thursday, February 19, 1998 at 7:00 p.m. in the Council Chambers. Northwestern Savings Bank & Trust is requesting a Special Use Permit to allow signage on a new ATM building. Enclosed is a copy of the request.

Kurt Schindler has been invited to attend the Worksession which will follow the special meeting. We look forward to his input on the steps taken in updating the County Land Use Plan.

If you have any questions please call me at 723-2558. See you at the meeting!

:djm

CITY OF MANISTEE

Michigan

COUNCIL GOVERNMENT
CITY MANAGER PLAN
P.O. BOX 358
MANISTEE, MICHIGAN 49660

APPLICATION for SPECIAL USE PERMIT

Northwestern Savings Bank & Trust
APPLICANT
325 First St.
ADDRESS
Manistee, Mi. 49660
CITY, STATE & ZIP CODE
TELEPHONE NUMBERS - (HOME) _____
(WORK) (616)723-6000

FOR OFFICE USE ONLY	
PERMIT NUMBER	98001
DATE RECEIVED	2-4-98
TAX PARCEL NUMBER	51-51-574-705-01
FEE RECEIVED & DATE	\$10.00 2-5-98
RECEIPT NUMBER	5153
ACTION	
REFERRED TO PLANNING COMMISSION _____	
DATE OF PUBLIC HEARING _____	
ACTION TAKEN <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	
DATE OF ACTION _____	
EXPIRATION DATE OF PERMIT _____	

PLEASE NOTE: ALL QUESTIONS MUST BE ANSWERED COMPLETELY. IF ADDITIONAL SPACE IS NEEDED, NUMBER AND ATTACH ADDITIONAL SHEETS. ALL INFORMATION REQUESTED ON THIS FORM MUST BE COMPLETED AND ANY ADDITIONAL INFORMATION REQUIRED BY THE ZONING ADMINISTRATOR, CITY ENGINEER OR CITY PLANNING COMMISSION, IN ORDER TO ADMINISTER THE ZONING & BUILDING ORDINANCES, MUST BE SUPPLIED. APPLICANTS ARE ENCOURAGED TO SEEK ASSISTANCE FROM THE ZONING ADMINISTRATOR/BUILDING INSPECTOR IN FILLING OUT THIS FORM. IF POSSIBLE, PLEASE CALL 516-723-2558 (MONDAY THROUGH FRIDAY, FROM 8 A.M. TO 5 P.M.) AND ASK FOR THE ASSESSOR'S OFFICE TO MAKE AN APPOINTMENT TO AVOID DELAYS.

I. ACTION REQUESTED

IT IS HEREBY REQUESTED THAT THE MANISTEE CITY PLANNING COMMISSION APPROVE THE ISSUANCE OF A SPECIAL USE PERMIT ON THE PROPERTY DESCRIBED IN 'II' PROPERTY INFORMATION' (BELOW) WHICH IS LOCATED IN THE C-1 ZONING DISTRICT, FOR THE PURPOSE OF: (STATE PROPOSED USE OF PROPERTY) Signage on ATM building to be constructed.

A PREVIOUS APPLICATION FOR A VARIANCE, SPECIAL USE PERMIT OR REZONING ON THIS LAND (HAS / ~~HAS NOT~~) BEEN MADE WITH RESPECT TO THESE PREMISES IN THE LAST 1 YEARS. IF A PREVIOUS APPEAL, REZONING, OR SPECIAL USE PERMIT APPLICATION HAS BEEN MADE, STATE THE DATE, NATURE OF ACTION REQUESTED AND THE DECISION: _____, DATE _____, ACTION REQUESTED _____, DECISION: ☒ APPROVED ☐ DENIED

II. PROPERTY INFORMATION

A. LEGAL DESCRIPTION OF PROPERTY AFFECTED, Lot 1 Block 3, M. S. Tyson & Co.'s addition to the City of Manistee

TAX ROLL PARCEL PROCESS NUMBER 51-51-574-705-01

ADDRESS OF PROPERTY: _____

(CONTINUED)

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APPLICATION for SPECIAL USE PERMIT

II. PROPERTY INFORMATION (CONTINUED)

B. LIST ALL DEED RESTRICTIONS- CITE LIBER & PAGE WHERE FOUND & ATTACH:

None

C. NAMES & ADDRESSES OF ALL OTHER PERSONS, FIRMS OR CORPORATIONS HAVING A LEGAL OR EQUITABLE INTEREST IN THE LAND:

None

D. THIS AREA IS ☐ UNPLATTED, ☒ PLATTED, ☐ WILL BE PLATTED
IF PLATTED, NAME OF PLAT M. S. Tyson & Co.'s addition to the City of Manistee

E. THE PRESENT USE OF THE PROPERTY IS vacant land - former gas station building
has been demolished and hauled away.

F. ATTACH A SITE PLAN WHICH MEETS THE REQUIREMENTS OF THE SPECIAL USE PERMIT
ORDINANCE (SEE ATTACHED LIST OF REQUIREMENTS)

G. IS A PROPERTY SURVEY ATTACHED? ☐ YES ☐ NO

H. ESTIMATED COMPLETION DATE OF CONSTRUCTION (IF APPLICABLE): July 1, 1998

III. STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION

A. STATE SPECIFICALLY THE REASON FOR THIS SPECIAL USE PERMIT REQUEST AT THIS TIME

The sign is not permitted by right under the current zoning ordinance so it
requires a special use permit.

B. STATEMENT OF SUPPORT FOR THE REQUEST. PLEASE JUSTIFY YOUR REQUEST FOR A SPECIAL
USE PERMIT BELOW. THE JUSTIFICATION SHOULD ADDRESS THE FOLLOWING CONCERNS:
(ATTACH ADDITIONAL SHEETS)

1. THE RELATIONSHIP OF THE SPECIAL USE PERMIT CONDITIONS (ARTICLE 86,
SECTION 8609) TO THE PARTICULAR SPECIAL USE PROPOSED. DO THEY POSE ANY
UNUSUAL PROBLEMS FOR COMPLIANCE? No
2. RELATIONSHIP OF THE PROPOSED USE TO DEVELOPMENT PLANS OF MANISTEE COUNTY
AND THE CITY OF MANISTEE. Complies with new sign ordinance draft.
3. IMPACTS OF THE ADJACENT PROPERTY AND NEIGHBORHOOD. IN PARTICULAR, FIRST
INDICATE WHICH IMPACTS OF THE PROPOSED USE ON THE ADJACENT PROPERTY ARE
ANTICIPATED AND SECOND, WHAT STEPS WILL BE TAKEN TO MITIGATE ANY NEGATIVE
IMPACTS. CONSIDER THE FOLLOWING CONCERNS:
 - A. WILL THE PROPOSED USE ADVERSELY AFFECT THE HEALTH, SAFETY OR ENJOYMENT
OF PROPERTY OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD? No
 - B. WILL PROPOSED USE BE DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO
PROPERTY OF IMPROVEMENTS IN THE NEIGHBORHOOD? No

IV. INFORMATION REQUIRED IN APPLICATION (AS PER ARTICLE 86, SECTION 8604)

A. AN APPLICATION FOR SPECIAL USE PERMIT SHALL INCLUDE:

1. A DETAILED SITE PLAN, AS SPELLED OUT IN SECTION 9406 OF THIS
ORDINANCE, A COPY OF WHICH IS ATTACHED.
2. A SPECIFIC STATEMENT AND SUPPORTING INFORMATION REGARDING THE REQUIRED
FINDINGS FOR THE SPECIAL USE PERMIT, AS STATED IN SECTION 8609.
3. PROPOSED LOCATION OF ANY OPEN SPACES, LANDSCAPING AND BUFFERING
FEATURES SUCH AS GREENBELTS, FENCES, ETC.

IV. INFORMATION REQUIRED IN APPLICATION (CONTINUED)

B. IN ADDITION, THE APPLICANT MAY BE REQUIRED TO FURNISH:

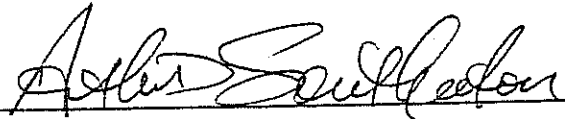
1. ELEVATIONS ON ALL BUILDINGS, INCLUDING ACCESSORY BUILDINGS.
2. AN ENVIRONMENTAL ASSESSMENT.
3. EVIDENCE OF HAVING RECEIVED OR HAVING AN AGREEMENT FOR CONCURRENT APPROVAL FOR ANY OTHER NECESSARY PERMITS REQUIRED PRIOR TO A CONSTRUCTION CODE PERMIT.
4. MEASURES WHICH WILL BE UNDERTAKEN TO CONTROL SOIL EROSION, SHORELINE PROTECTION, EXCESSIVE NOISE, OR ADVERSE IMPACTS OF THE DEVELOPMENT ON THE SURROUNDING PROPERTIES.

C. THE APPLICANT SHALL CERTIFY THE INFORMATION INCLUDED IS CORRECT AND THAT MEASURES PROPOSED TO MITIGATE ADVERSE IMPACTS WILL BE COMPLETED IN A TIMELY FASHION, IF THE SPECIAL USE PERMIT IS APPROVED.

V. CERTIFICATION AND AFFIDAVIT

THE UNDERSIGNED AFFIRMS THAT HE/SHE/THEY IS/ARE THE ☐ OWNER, ☐ LESSEE, ☐ OWNER'S REPRESENTATIVE, ☐ CONTRACTOR INVOLVED IN THE APPLICATION; AND THAT THE INFORMATION INCLUDED IN THIS APPLICATION IS CORRECT. FURTHER, IF THE REQUEST IS APPROVED, THE APPLICANT CERTIFIES THAT MEASURES PROPOSED TO MITIGATE ADVERSE IMPACTS WILL BE COMPLETED IN A TIMELY FASHION AND WILL ABIDE WITH THE ALL OF THE REQUIREMENTS OF ARTICLE 8.6 OF THE CITY OF MANISTEE ZONING ORDINANCE.

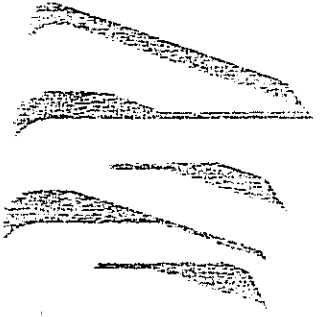
SIGNATURE(S) OF APPLICANT(S)



Northwestern Savings Bank & Trust
Vice President & Manager
Northwestern Savings Bank & Trust

DATED 2-04-98

10 sq. ft.



10 sq. ft. x 2 = 20 sq. ft.

ATM will appear on
East and Southern sides
of canopy

ATM

4.2 sq. ft.

4.1 sq. ft.

